

IN RE: PETITION FOR VARIANCE

ES of Elinor Avenue, 180 ft. N
Of c/l of Henry Avenue
207 Elinor Avenue
14th Election District
6th. Councilmanic District
Rodney P. Pallanck, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-109-A

* * * * *

ORDER OF DISMISSAL

The Petitioners herein filed a Petition for Variance for the property located at 207 Elinor Avenue in the Linhigh subdivision of Baltimore County. A variance was requested from Section 101 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (garage) to be larger than the dwelling, in lieu of the requirements that same be subordinate in area; and

WHEREAS, a hearing was scheduled before the Zoning Commissioner for Friday, October 30, 1998 at 2:00 P.M. in Room 407 of the County Courts Building in Towson; and,

WHEREAS, there was no communication received from the Petitioners indicating a desire to have their case postponed or withdrawn; and,

WHEREAS, the Petitioners/property owners failed to appear on the above date and time.

IT IS, THEREFORE ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of November, 1998, that the hereinabove Petition for Variance be and is hereby DISMISSED, without prejudice, for failure to appear.

OFFICE RECEIVED FOR FILING
Date 10/16/98
By M. Smith


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

November 4, 1998

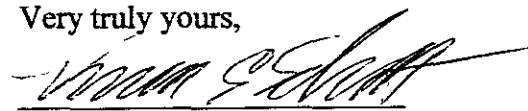
Mr. and Mrs. Rodney P. Pallanck
207 Elinor Avenue
Baltimore, Maryland 21236

RE: Case No. 99-109-A
Petition for Variance
Property: 207 Elinor Avenue

Dear Mr. and Mrs. Pallanck:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER

LES:mmn

Encl.

Copies to:

Kenneth Biscoe, 208 Sipple Avenue, Baltimore, Md. 21236

George and Dorothy Sebree, 204 Sipple Avenue, Baltimore, Md. 21236

Marlene L. Roach, 5919 Kavon Avenue, Balto. Md. 21206-2629

Dorothy L. Schulze, 206 Sipple Avenue, Balto. Md. 21206

Thora Faust, 202 Sipple Avenue, Balto. Md. 21206

Marie Lockhart, 200 Sipple Avenue, Baltimore, Md. 21236

Roger Wilkinson, 210 Sipple Avenue, Baltimore, Md. 21236





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 207 ELINOR AVE.
which is presently zoned DR5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

101 TO ALLOW AN ACCESSORY STRUCTURE TO BE LARGER
THAN THE DWELLING IN LIEU OF SUBORDINATE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Larger Than House (24' x 29')

proposed garage is (32' x 40')
(SEE AFFIDAVIT)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Rodney P. Pallanck
(Type or Print Name)

Rodney P. Pallanck
Signature

Mary K. Pallanck
(Type or Print Name)

Mary K. Pallanck
Signature

W- 410-597-7029

207 ELINOR AVE. H- 410-665-4841
Address Phone No.

BALTO MD. 21236
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM

DATE: 11 Sept 98

ESTIMATED POSTING DATE: 20 Sept 98

Printed with soybean ink
Recycled Paper

ITEM #: 109

99-109-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 207 ELINOR AV.
address
BALTO. MD. 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Garage IS Larger Than House. (24'x29')
proposed Garage IS (32'x40')
need To Houses Travel Trailer (camper)
To protect From weather + vandels.
Little work shop in garage - wife will NOT
let me work in Basement. (Club Basement)
need Storage space - ATTIC HAS NO FLOOR.
Small Entrance TO ATTIC. ENCLOSE Garage IS 24'x40'
with 8' open LEAN-TO.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rodney P. Pallanck
(signature)

Rodney P. Pallanck
(type or print name)



Mary K. Pallanck
(signature)

Mary K. Pallanck
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of Sept, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rodney P. Pallanck and Mary K. Pallanck

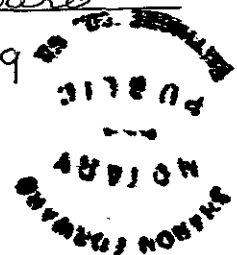
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-3-98
date

Sharon Forward
NOTARY PUBLIC

My Commission Expires: 7/22/99



ZONING DESCRIPTION For 207 ELINOR AV.

BEGINNING AT A POINT ON THE EAST side of

ELINOR AV. which is 50 FT.

wide at the distance of 180 FT. NORTH of the

centerline of the nearest improved intersecting street Henry Av.

which is 50 FT. wide. BEING LOT # N/A

Block N/A section # N/A in subdivision of LINHIGH

as recorded in BALTO. COUNTY PLAT BOOK # 14 Folio # 123

containing 6,840 sq. ft. ALSO KNOWN as 207 ELINOR AV.

and located in the 14th Election District 6th Councilmanic District.

99-109-A

BALTIMORE COUNTY, MARYL)
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054717

DATE 11 Sept 98 ACCOUNT R-001-6150
RAH
109 AMOUNT \$ 50.00

RECEIVED FROM: PALLANCK

FOR: 207 Elinor AV

ADMIN VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/11/1998 9/11/1998 09:18:11
REG 4803 CASHIER TUES PEN DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 057943
CR NO. 054717

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

99-109-A

BALTIMORE COUNTY, MA .AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056221

DATE 9-28-98 ACCOUNT R-001-615-000
AMOUNT \$ 40.00

RECEIVED FROM: Dorothy Schulze

FOR: Request for Hearing (99-109-A)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/28/1998 9/28/1998 09:28:23
REG 4803 CASHIER JRIC JWP DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 965114
CR NO. 056221

40.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/15, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF ZONING HEARING

The Commissioner of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-109-A
207 Elinor Avenue
E/S Elinor Avenue, 180' N of
centerline Henry Avenue
14th Election District
6th Councilmanic District
Legal Owner(s):
Rodney P. &
Mary K. Pallanck
Variance: to allow an accessory structure to be larger than the dwelling in lieu of subordinate.

Hearing: Friday, October 30,
1998 at 2:00 p.m., in Room
407, County Courts Bldg.,
401 Basley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.
(2) For information concerning
the File and/or Hearing,
Please Call (410) 887-3391.

10/24/97 Oct 15 C266138

CERTIFICATE OF POSTING

RE: Case # 99-109-A
Petitioner/Developer:
(Rodney Pallanck)
Date of Hearing/Closing:
(Oct. 5, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

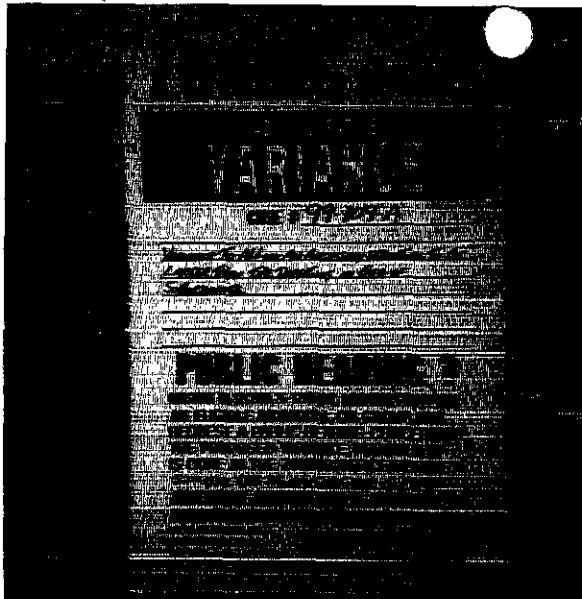
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

207 Elinor Ave. Baltimore, Maryland 21236 _____

The sign(s) were posted on _____ Sept. 18, 1998 _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-3405
(Telephone Number)

Handwritten mark, possibly initials 'JO'.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 28, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-109-A
207 Elinor Avenue
E/S Elinor Avenue, 180' N of centerline Henry Avenue
14th Election District - 6th Councilmanic District
Legal Owner: Rodney P. & Mary K. Pallanck

Variance to allow an accessory structure to be larger than the dwelling in lieu of subordinate.

HEARING: Friday, October 30, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

c: Rodney & Mary Pallanck
Marlene Roach
Dorothy Schulze
George & Dorothy Sebre

Dorothy Sebre
204 Supple Ave
21236
665-7804

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 15, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
October 15, 1998 Issue - Jeffersonian

Please forward billing to:

Rodney P. Pallanck 410-665-4841
207 Elinor Avenue
Baltimore, MD 21236

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-109-A
207 Elinor Avenue
E/S Elinor Avenue, 180' N of centerline Henry Avenue
14th Election District - 6th Councilmanic District
Legal Owner: Rodney P. & Mary K. Pallanck

Variance to allow an accessory structure to be larger than the dwelling in lieu of subordinate.

HEARING: Friday, October 30, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 109 -A Address 207 Elmore Ave

Contact Person: Kate Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11 Sept 98 Posting Date: 20 Sept 98 Closing Date: 5 Oct 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 109 -A Address 207 Elmore Ave

Petitioner's Name Pallanck Telephone _____

Posting Date: 20 Sept 98 Closing Date: 5 Oct 98

Wording for Sign: Variance To Permit Allow AN ACCESSORY STRUCTURE to be larger than the dwelling in lieu of subordinate

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 109
Petitioner: Rodney P. Pallanck
Address or Location: 207 ELINOR AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rodney P. Pallanck
Address: 207 ELINOR AVE
BALTO. MD. 21236
Telephone Number: 410 665-4841

Revised 2/20/98 - SCJ

99-109-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 6, 1998

Mr. & Mrs. Rodney Pallanck
207 Elinor Avenue
Baltimore, MD 21236

RE: Item No.: 109
Case No.: 99-109-A
Location: 207 Elinor Avenue

Dear Mr. & Mrs. Pallanck:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 11, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley. *RBS/98*
Permits and Development Review
DEPRM

DATE: 9/23/98

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/21/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

101	110
102	111
103	112
107	
109	

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: September 22, 1998

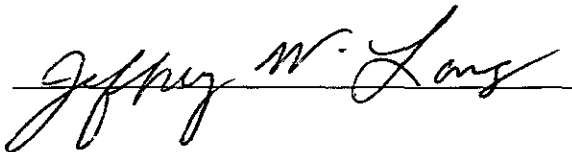
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):
Item No (s): 101, 108, 109, and 110

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 9.22.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 109 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

September 24, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

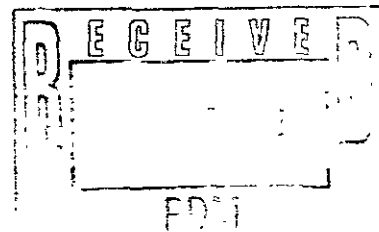
Location: DISTRIBUTION MEETING OF SEPT. 21, 1998.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 101, 103, 104,
105, 106, 108, (109) 110 AND 112.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: September 30, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 28, 1998
Item Nos. 101, 103, 105, 106, 108
109, 110, 111, 112

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: #99-109A
Petitioner(s): Rodney P. Pallanck
Location: 207 Elmor Ave

MARLENE L ROACH
Dorothy L. Schulze -
I/WE, GEORGE J. SEBREE - DOROTHY SEBREE
Name(s) (TYPE OR PRINT)

(Legal Owners { } Residents, of
DOROTHY SEBREE - GEORGE SEBREE
DOROTHY SCHULZE - MARLENE ROACH
204 - 206 Sipple Ave
Address

BALTO. MD
City/State/Zip Code Phone

which is located approximately 3 ft. feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

<u>Dorothy Sebree</u>	<u>9-28-98</u>
Signature	Date
<u>Dorothy L. Schulze</u>	<u>9/28/98</u>
Signature	Date
<u>Marlene L. Roach</u>	<u>9/28/98</u>
Signature	Date

We strongly oppose any variance to the current county codes pertaining to case # 99-109A. Our property is located adjacent to the property in question, and feel that any variance will have a direct impact on our **quality of life** and our **property values**. The following list is a brief outline of our concerns.

1. Environmental Impact -- noise, pollution, and drainage.
2. Residential Area -- the current owner has a known commercial business -- commercial vehicles are already parked in driveway.
3. Granting this variance will set a "bad" precedence for future exceptions to the county codes, and thus destroy the neighborhood.
4. A building of this size will create a "city-like" atmosphere.

Therefore, we feel that granting a variance for case #99-109A will have an adverse impact on our **property values**, and on our **neighborhood**. Thus, we request that the variance for this case be denied.

Dorothy Schube
206 Sipple Ave.
Baltimore, Md. 21236

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Charlene L. Lovach

*I am the future owner of
206 Apple Ave. Have contract
to buy!*

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Karen Jane Biscione
208 Sipple Ave.

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Dorothy L. Selbee
George J. Selbee
204 Supple Ave
Balto- Md. 21236

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3. Granting this variance will set a "bad" precedence for future exceptions to the county codes, and thus destroy the neighborhood.
4. A building of this size will create a "city-like" atmosphere.

Therefore, we feel that granting a variance for case #99-109A will have an adverse impact on our **property values**, and on our **neighborhood**. Thus, we request that the variance for this case be denied.

Marie Lockhart
200 Sipple Over
21236

We strongly oppose any variance to the current county codes pertaining to case # 99-109A. Our property is located adjacent to the property in question, and feel that any variance will have a direct impact on our **quality of life** and our **property values**. The following list is a brief outline of our concerns.

1. Environmental Impact -- noise, pollution, and drainage.
2. Residential Area -- the current owner has a known commercial business -- commercial vehicles are already parked in driveway.
3. Granting this variance will set a "bad" precedence for future exceptions to the county codes, and thus destroy the neighborhood.
4. A building of this size will create a "city-like" atmosphere.

Therefore, we feel that granting a variance for case #99-109A will have an adverse impact on our **property values**, and on our **neighborhood**. Thus, we request that the variance for this case be denied.

Frank & Thora Faust
202 Syiple Ave.
Baltimore, MD 21236

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

KENNETH W. BISCOE

208 SIPPLE AVE. 21236

GEORGE + DOROTHY SEBREE

204 SIPPLE AVE. 21236

MARLENE L. ROACH

5919 KAVON AV. 21206-2629

Dorothy L. Schutke

206 Sipple Ave. 21236

THORA FAUST

202 SIPPLE AVE 21236

MARIE LOCKHART

200 SIPPLE AVE 21236

ROGER WILKINSON

210 SIPPLE AVE 21236

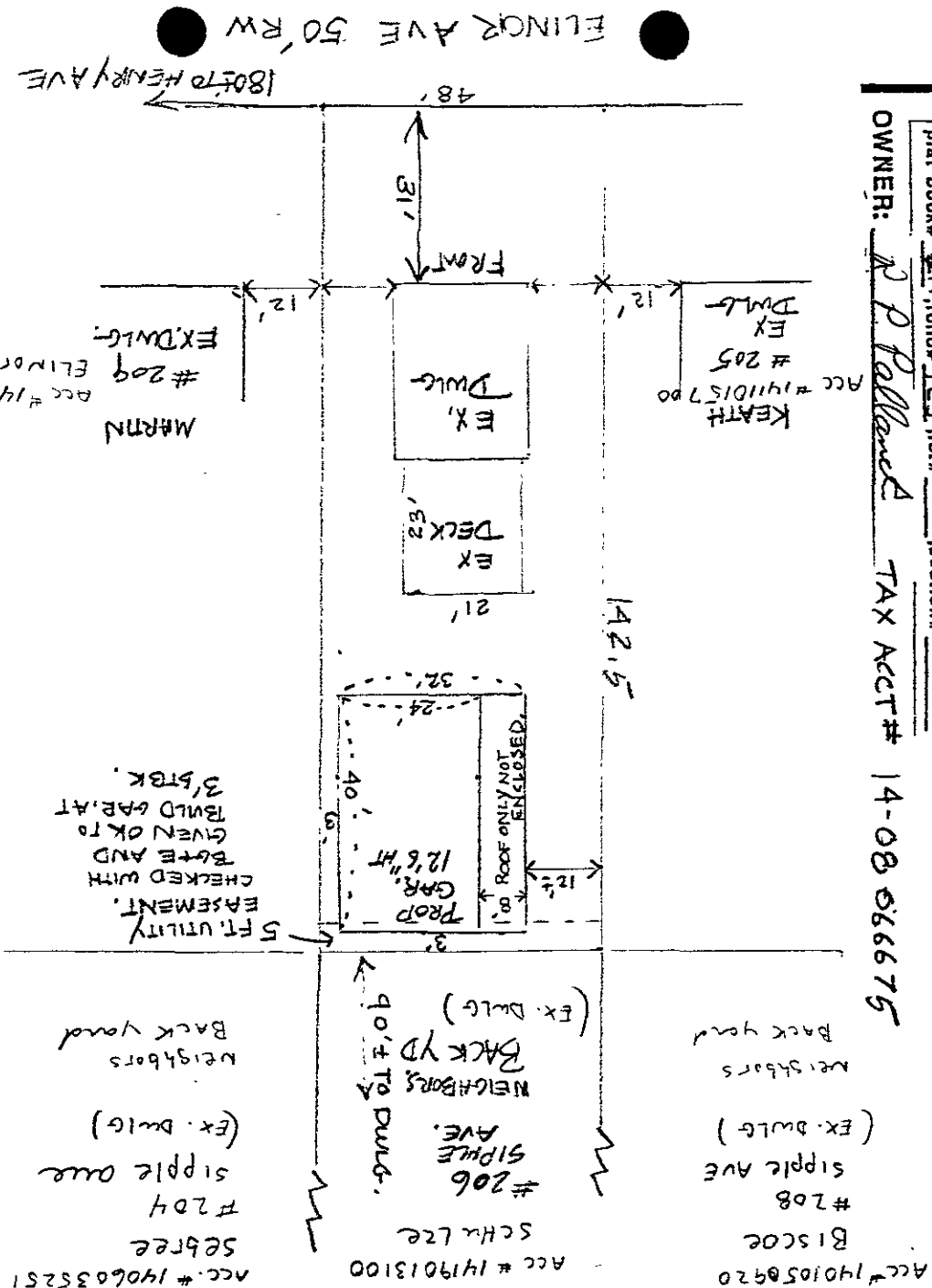


See pages 5 & 6 of the CHECKLIST for additional required information

Linith

plat book# 214, folio# 123, lot# _____, section# _____

OWNER: N P Pollard TAX ACCT# 14-08 066675

**LOCATION INFORMATION**

Election District: 14

Councilmanic District: 6

1"=200' scale map#: NE6E

Zoning: ~~DR5.5~~ DR5.5

Lot size: .17 7100

acreage square ft

CEWER.

SEVEN;
WATER:

Chesapeake Bay Collect Area:

**Chesapeake Bay Critical Area:
Prior Zoning Hearings: Now**

Not in 100 yea Elements

Zoning Office USE ONLY

reviewed by: ITEM #: CA

100



99-109-A

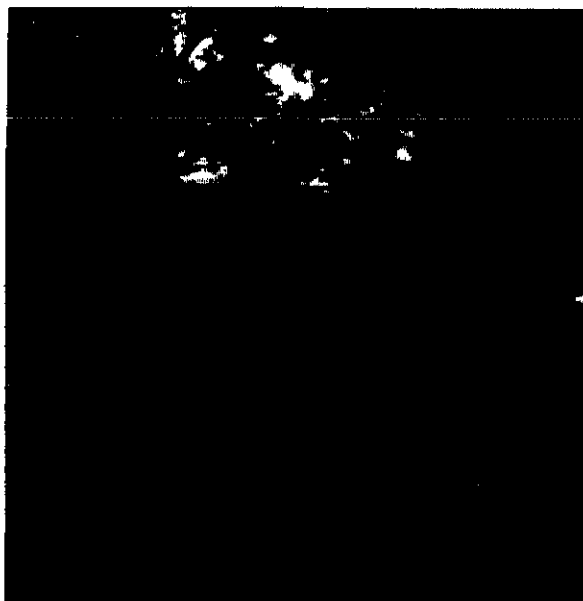


Proposed site
R-206 Sipple av.

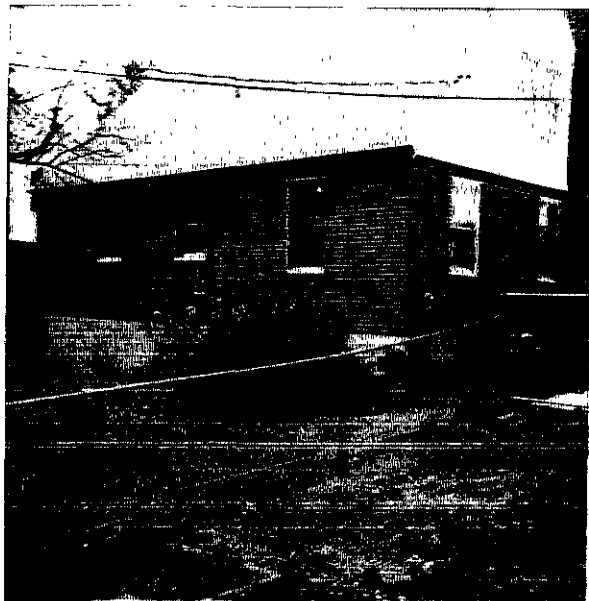
99-109-A



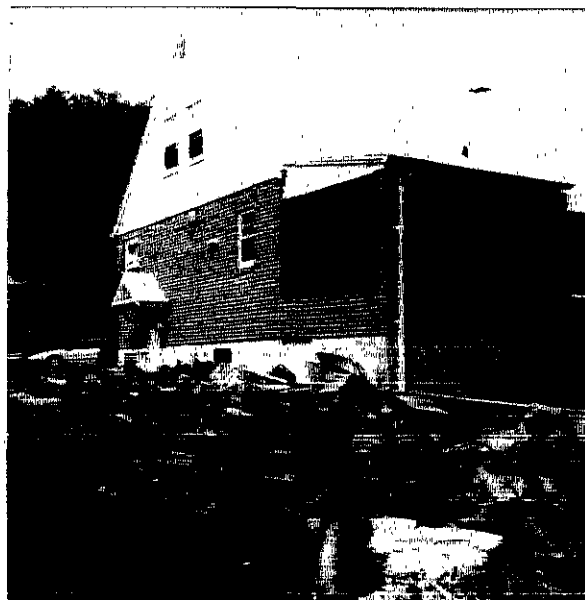
Rear - 204 Sipple av



Rear - 208 sipple av.



205 Elmer av.



209 Elmer av.

99-109-A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE 1" = 200' ±	LOCATION OVERLEA	SHEET NE. 6-E
		DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DATE OF PHOTOGRAPHY: JANUARY 1986
SCALE: 1" = 200'
LOCATION: OVERLEA

THE BALTIMORE COUNTY COUNCIL
Baltimore County, Maryland
Baltimore County Office of Planning and Zoning
1000 North Central Avenue, Suite 100
Baltimore, Maryland 21201

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BROWN HORN, INC. BALTIMORE, MD 21210

99-109-A